

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 12, 2012

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Larry Knapp at the Eaglebrooke Clubhouse, Lakeland, FL. at 6:30 p.m., June 12, 2012.

Establish Quorum: Directors present: Rich Weaver, Rob Pearce, Robert Matheis, Larry Knapp and Alan Lukhaub (attended at 7:02 p.m.) Absent: None. Quorum was declared present.

Also present Block Captains: Kitty Nelson (Cascades), Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Paul Weaver (Grandview), Joe Martin (Island Lake), Richard Barnett (Osprey Landing West), Richard Howe (Reflections), Kirsten Haake (View Pointe), Chaucer Hwang (Preserve) and L.E. Wilson & Associates representative, Emilia Eich.

Minutes: Motion made by Rich Weaver, seconded by Rob Pearce and the minutes of the Board of Director's Meetings held on May 8, 2012 were unanimously approved as presented.

President's Report: Larry Knapp stated that the CDD voted to add an additional bike rack. The Traffic Calming study was performed and the attorney opinion will be posted on the website. The paint spilled on the Boulevard has been reported to the county demanding these areas be pressure washed. The Board has also received a letter from a homeowner's attorney appealing the Southern Homes being built on Vista Hills Drive. Larry stated that the Association's policy has always been that once an issue is placed in the hands of an attorney, the item will not be discussed but will be forwarded to the Association's legal counsel for response. Therefore, Larry encouraged all Board members not to discuss the issue.

Update from CDD Chairperson- Rich stated the Budget for 2012-13 will be approved at the next meeting and he doesn't anticipate an increase in Assessments. There will be an increase in Revenue as the developers 27 lots will be assessed. The Supervisors have formed a Capital Improvement maintenance list for consideration at the upcoming meetings once quotes are obtained. The street signs will be replaced with a one piece, metal sign with non-removable letters. The Aquatic plants placed in the Ponds in The Preserve were required by SWFWMD. The District is also looking in to security cameras at the front ate and an outbound swing arm for the gate.

Financial Report: Emilia presented the financial reports through May 31, 2012 and they will be filed as presented. After discussion, due to the increased bank charges from Suntrust, Rob Pearce motioned, Rich Weaver seconded and it was unanimously approved to close the account at Suntrust and open a Checking and Market Investment Savings account at Cadence Bank.

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, Tenant Report and the Violation Spreadsheet.

Committee Reports:

ARC: – Emilia stated there was no quorum so the meeting was cancelled and she will follow up with everyone via email.

CAM: Emilia stated there have been some communication issues with Valleycrest and Rich Weaver and she are interviewing new prospective landscapers on Friday, June 15th.

Safety & Security Report: Larry reported no further incidents and the sidewalk has not been repaired and the contractor's contract was revoked and we are searching for a new contractor to perform the much needed repairs.

Club Liaison: No report.

Web Site: No report.

Old Business:

1. **Vacant Lot Maintenance-** Larry reported that the vacant lots are currently being maintained in a suitable manner.

New Business:

1. **Plat Map Discussion on Lake Eaglebrooke Way-** Rich stated that the CDD attorney stated there is no underground drainage so the CDD is not required to maintain these areas and it will remain an HOA issue at this time for violations such as parking issues.
2. **Other business:** Larry opened the floor for owners to express concerns or ask questions. There were several homeowners present to address their concerns regarding the Southern Homes being built on Vista Hills Drive. The attorney representing the builders was also present to make a formal statement. The Board had no comment except to reiterate this will be dealt with by the Association's attorney.

There being no further business, Rich Weaver motioned, Bob Matheis seconded and the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder